

IN RE: PETITION FOR SPECIAL HEARING BEFORE THE
SE/S Yorkway, 160' NW of DEPUTY ZONING COMMISSIONER
Leeway (2528 Yorkway) OF BALTIMORE COUNTY
12th Election District
7th Councilmanic District
Nancy E. Capecci, et al Case No. 88-376-SPH
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve the non-conforming use of two basement apartments, one built in 1952/53 and the other built in 1955, in an apartment house with four (4) other suites erected prior to 1945, all as more particularly described in Petitioners' Exhibits 1 through 8.

The Petitioners, Nancy E. Capecci and her son, Wayne Capecci, appeared, testified and were represented by Counsel. Also appearing on behalf of the Petition were Margaret A. Capecci and Donald Ruth. There were no Protestants.

Testimony indicated that the subject property, known as 2528 Yorkway and zoned D.R. 10-5, is currently improved with a six-apartment dwelling unit constructed in approximately 1943. Mrs. Capecci testified that her husband purchased the property at the time they became engaged in 1946. Mrs. Capecci moved into one of the units in 1947. At that time, there were four (4) apartments on the first two levels, known as Apartments A, B, C & D. Mrs. Capecci then introduced Petitioners' Exhibit 3, a memo given to her husband at the time he purchased the property from Jerome J. Gephart in 1946 showing the rental income for Apartments A through D.

Mrs. Capecci testified that in August 1952 a fifth apartment was constructed in the basement where Mrs. Capecci and her family lived until 1962. She further testified that in approximately February 1955, a sixth apartment was completed in the basement area. She testified that she remembers the date as it was the same time as when they purchased an oil burner for the premises. The

Petitioners introduced as Petitioners' Exhibit 5 the guarantee receipt for the burner from Sherwood Brothers, Inc.

Mrs. Capecci testified that she sold 2528 Yorkway in February 1985 and took back a mortgage. Subsequently, the mortgage was foreclosed and the property was titled in her and her son's name in September 1987. Mrs. Capecci testified that all of the apartment units have been occupied continuously and without interruption other than for short periods of time when the premises were readied for new tenants.

Wayne Capecci testified that he was born in 1950 and remembers living in the basement apartment until 1962. He indicated thereafter he helped manage the property throughout the time of his parents ownership. He testified he further remembered being at the property on numerous occasions between 1985 and September 1987, during the time the Petitioners held a mortgage, and the apartments were always occupied. Petitioners introduced as Petitioners' Exhibit 8 various B & E utility bills for the period of 1982 through February 1988 for Apartments A through F to further support their position that the building has been continuously used as a six apartment dwelling.

Margaret Capecci, sister-in-law of Petitioner, indicated that she remembers 2528 Yorkway as early as 1946. She indicated that the pictures introduced as Petitioners' Exhibit 6 were taken by her of the basement apartment in 1954. She indicated she lives in the area and has been active in the community and to the best of her knowledge and belief, the building has been continuously occupied as a six apartment dwelling since approximately 1955.

Donald Ruth, a former Sergeant with the Baltimore County Police Department, testified that he was familiar with the area and to the best of his knowledge, 2528 Yorkway was originally used as a four apartment dwelling and that some time in the 1950's, additional apartments were added.

-2-

ZONING DESCRIPTION

Beginning at a point on the northwest side of Yorkway, 160 feet west of Leeway, thence running northwest 61.40 feet, then running southeast 121.42 feet, thence running northeast 59.37 feet and thence running northeast 123.00 feet to the point of beginning

John O. Hennegan, Esquire
Germania Federal Building
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Hearing
SE/S Yorkway, 160' NW of Leeway (2528 Yorkway)
12th Election District; 7th Councilmanic District
Nancy E. Capecci, et al - Petitioners
Case No. 88-376-SPH

Dear Mr. Hennegan:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Special Hearing has been Granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

AMH:bjs
Enclosures

cc: People's Counsel
File

The Petitioners' attorney argued that under the 1945 Baltimore County Zoning Regulations (B.C.Z.R.) the subject use was permitted without a limitation as to the number. He indicated in this instance it was not until the 1955 regulations went into effect, which were adopted on March 30, 1955, that limitations were imposed. In this instance, since all six apartments were established prior to March 30, 1955, the Petitioners contend they have met their burden of proving that the six units have continuously existed as a proper non-conforming use.

The uncontradicted testimony, which was amply supported, conclusively indicates that the property has been used continuously and without interruption as a six apartment dwelling since February 1955. After due consideration of the testimony and evidence presented, it is clear that a non-conforming use exists and existed prior to March 30, 1955.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of March, 1988 that the non-conforming use of two basement apartments, one built in 1952/53 and the other built in 1955, in an apartment house with four (4) other suites erected prior to 1945, in accordance with Petitioners' Exhibits 1 through 8, be approved, and as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222 February 25, 1988

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Haines in the matter of Zoning Hrgs. - Case 88-376-SPH - P.O. #97521 - Req. #M11764 - 75 lines was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 26th day of February 1988; that is to say, the same was inserted in the issues of Feb. 25, 1988

Kimbel Publication, Inc.
per Publisher.

By: [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD. Feb. 25, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Feb. 25, 1988

THE JEFFERSONIAN,

Publisher

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property described herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland on: February 25, 1988 at 8:00 a.m.
Special Hearing: The annexed of 10 basement apartments built in 1952/53 and (1) built in 1955 in an apartment house with (4) other suites erected prior to 1945 at 2528 Yorkway & Leeway (2528 Yorkway) is under consideration. The purpose of this hearing is to grant or deny a building permit for the use of the property as a six apartment dwelling. The Zoning Commission will, however, entertain any request for a stay of the hearing for a period of 30 days. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 800.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the: THE EXISTENCE OF (1) BASEMENT APARTMENT BUILT IN 1952/53 AND (2) BUILT IN 1955 IN AN APARTMENT HOUSE WITH (4) OTHER SUITES ERRECTED PRIOR TO 1945 AT 2528 YORKWAY, BALTIMORE COUNTY, MARYLAND 21222 (6 UNITS TOTAL)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) _____
Signature _____
Address _____
City and State _____
Attorney for Petitioner: (Type or Print Name) _____
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Name: WAYNE CAPECCHI
Address: 1925 SUNBERRY RD., SC-284-7678
City and State: BALTIMORE COUNTY, MD. 21222

ORDERED BY The Zoning Commissioner of Baltimore County, this 25th day of January 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 18th day of March, 1988, at 9 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING (over) - 1 1/2 HRS. (1 HR.)
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT 10 DAYS
ALL OTHER
REVIEWED BY: [Signature] DATE: 12-2-87

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222 February 25, 1988

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Haines in the matter of Zoning Hrgs. - Case 88-376-SPH - P.O. #97521 - Req. #M11764 - 75 lines was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 26th day of February 1988; that is to say, the same was inserted in the issues of Feb. 25, 1988

Kimbel Publication, Inc.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting: 2/25/88
Posted for: [Signature]
Petitioner: [Signature]
Location of property: [Signature]
Location of Sign: [Signature]
Remarks: [Signature]
Posted by: [Signature]
Number of Signs: [Signature]

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

Nancy & Wayne Capucci
1925 Sunberry Road
Baltimore, Maryland 21222

Re: Petition for Special Hearing
Case number: 88-376-SPH
SE/S Yorkway, 160' NW Leeway
(2528 Yorkway)
12th Election District - 7th Councilmanic District
Petitioners: Nancy C. Capucci, et ux
HEARING SCHEDULED: FRIDAY, MARCH 18, 1988 at 9:00 a.m.

Dear Mr. & Mrs. Capucci:

Please be advised that \$900.00 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) from the property from the time it posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED
ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

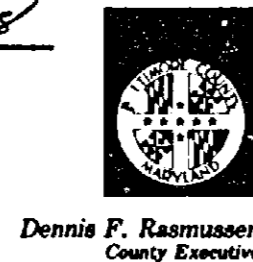
DATE: 3-18-88 ACCOUNT: P-4145-000

AMOUNT: \$ 900.00

RECEIVED FROM: Nancy & Wayne Capucci

FOR: Petition for Special Hearing

VALIDATION OR SIGNATURE OF CASHIER



Dennis F. Rasmussen
County Executive

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

JAN 21 1988



Dennis F. Rasmussen
County Executive

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
Case number: 88-376-SPH
SE/S Yorkway, 160' NW Leeway

Councilmanic District
at or
MCH 18, 1988 at 9:00 a.m.

is of (1) basement apartment built in
15 in an apartment house with (4) other
at 2528 Yorkway (6 units total).

DATE, CALL 494-3391)
granted, a building permit may be issued within
The Zoning Commissioner will, however, entertain
ance of said permit during this period for good
in writing and received in this office by the date
at the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 12-8-87 ACCOUNT: P-4145-000

AMOUNT: \$ 900.00

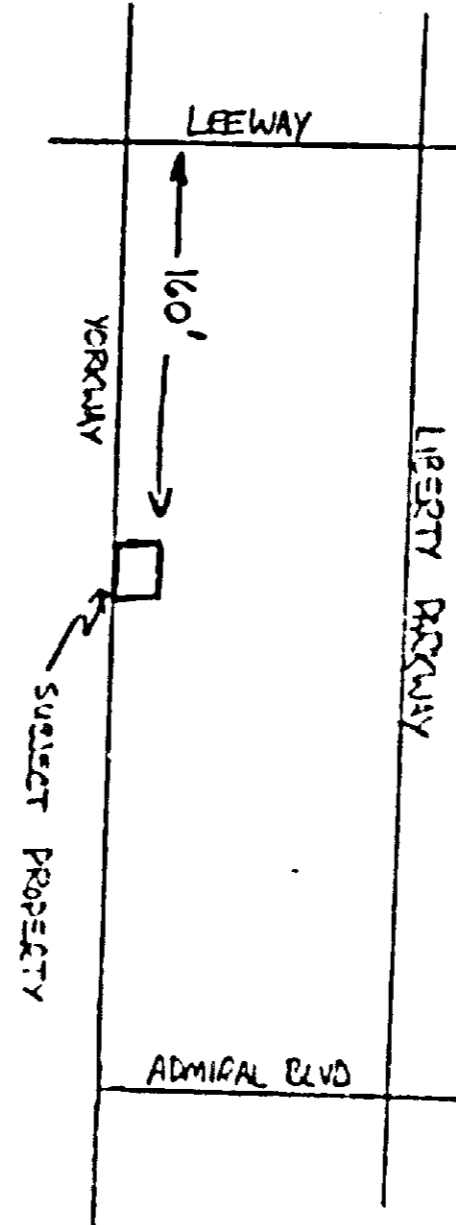
RECEIVED FROM: Nancy & Wayne Capucci

FOR: Petition for Special Hearing

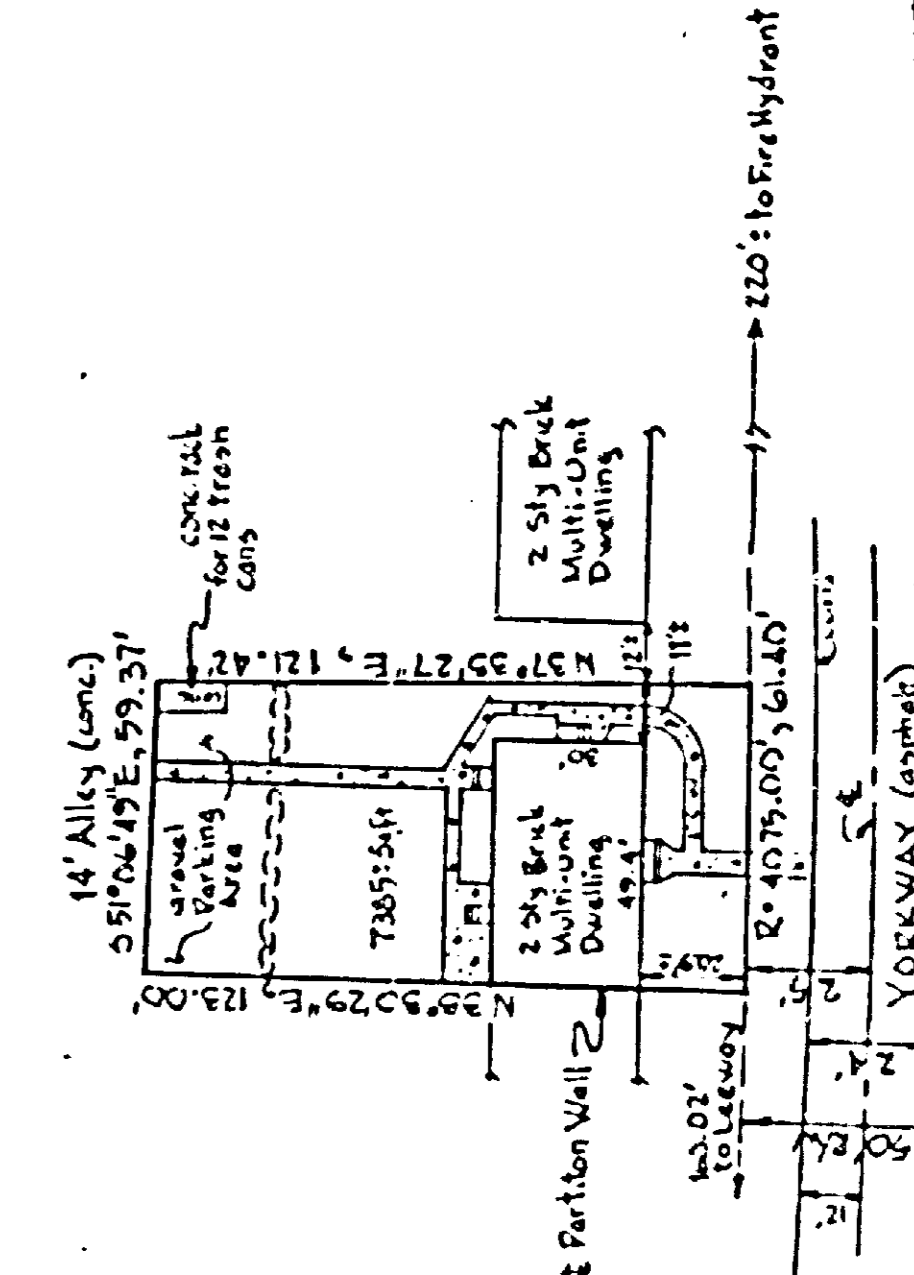
VALIDATION OR SIGNATURE OF CASHIER

VICINITY MAP FOR ZONING VARIANCE
OWNER - NANCY E. CAPOCCI
DISTRICT 12, ZONED DR10.5
SUBDIVISION - PLOT NO. 4 OF DUNDALK
BLOCK 6, BOOK 12, PAGE 63
LOT SIZE: 7885 SQ. FT.
Public Util. Not Exist in road.

VICINITY MAP



Lot Number: 6
Block/Section: Book 12, Page 63
Title of Plat: "Dundalk"



PETITIONER'S
SUBMIT 1

12th Election District

I HEREBY CERTIFY THAT I HAVE LOCATED THE
IMPROVEMENTS ON THE PROPERTY SITUATED
IN BALTIMORE COUNTY, MARYLAND AND KNOWN AS
AND THE IMPROVEMENTS ARE LOCATED AS SHOWN
THIS PLAT IS NOT TO BE USED FOR THE
PURPOSE OF ESTABLISHING PROPERTY LINES.

Richard W. Jones 11/10/87

TEMPLAR ENGINEERING, INC.
8235 RUXTON CROSSING CT.
RUXTON, MARYLAND 21204
SCALE: 1" = 40'

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 10, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Ms. Nancy E. Capucci
1925 Sunberry Road
Baltimore, MD 21222

RE: Item No. 216 - Case No. 88-376-SPH
Petitioner: Nancy E. Capucci
Petition for Special Hearing

Dear Ms. Capucci:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:cer

Enclosures

cc: Wayne Capucci
1925 Sunberry Road
Baltimore, MD 21222

Templar Engineering, Inc.
8235 Ruxton Crossing Ct.
Ruxton, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner

Date: February 22, 1988

P. David Fields
FROM: Director of Planning and Zoning

Zoning Petition Nos. 88-365-SPH, 88-342-SPH,
SUBJECT: 88-320-SPH, 88-376-SPH, 88-377-SPH, 88-387-SPH

In view of the subject of this petition, this office offers no comment.

P. David Fields
Director

PDF:dmc

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
MAR 1 1988
ZONING OFFICE

Baltimore County
Fire Department
Towson, Maryland 21204 2586
494-4500

Paul H. Remcke
Chief

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

January 11, 1988

Re: Property Owner: Nancy E. Capucci

Location: SE/S Yorkway, 160' NW of Leeway

Item No.: 216

Zoning Agenda: Meeting of 12/22/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1996 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: [Signature] 1-11-88
Planning Group
Special Inspection Division

Noted and
Approved: [Signature]
Fire Prevention Bureau

88-376-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
7th day of January, 1988.

J. Robert Haines
ZONING COMMISSIONER

Petitioner: Nancy E. Capucci
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

TELEPHONE
CITY OFFICE - JANTON 1-1000
ON DUTY OFFICE - JANTON 1-1000

Mr. Joseph G. Capucci
Baltimore, Md.

DATE WORK DONE - 2/25/55
FINISHED - 1st pay due 2/25/55

WORK REQUIRED AT -
DATE WORK DONE - 2/25/55
FINISHED - 1st pay due 2/25/55

One No. 3 Automatic Oil Burner, Serial No. 1-550 21110
4 Thermostatic controls with key

Oil Price \$42.00
Gas Price \$1.20
Total \$43.20
Total \$43.20
Total \$43.20
Total \$43.20
Total \$43.20
Total \$43.20
Total \$43.20
Total \$43.20
Total \$43.20

PETITIONER'S
EXHIBIT 5B

Form 8-117 Rev. 5-54

Oil Burner Guarantee

Whereas, Joseph G. and Nancy E. Capucci, BUYER,
having purchased on the 25th day of February, 1955,
from SHERWOOD BROTHERS INCORPORATED, One (1) Automatic
Oil Burner, Serial No. 1-550 21110, to be installed in the premises known as 2528 Yorkway
in the City or Town of Baltimore,
State of Maryland, said premises being used as a residence

Therefore, SHERWOOD BROTHERS INCORPORATED, upon the completion of
the installation of the aforesaid Oil Burner and Equipment, in consideration thereof, hereby
GUARANTEES said Oil Burner for a period of ONE YEAR from the date of installation,
if and when said Oil Burner has been used in accordance with the instructions furnished by
Sherwood Brothers Incorporated, and hereby agrees to replace or repair without charge
any part or parts which are proved during the aforesaid period to be defective.

AND SHERWOOD BROTHERS INCORPORATED, agrees to service said Oil
Burner adequately, when used in accordance with the aforesaid instructions furnished, for
a period of ONE YEAR from the date of installation, without cost to the aforesaid Buyer;
provided, however, that in the event service is necessary through some cause or condition,
or damage of a consequential nature, for which Sherwood Brothers Incorporated is not
responsible or because of a breach of the warranties of the Buyer contained in the contract
of sale, the said Buyer will pay Sherwood Brothers Incorporated for such service, at pre-
vailing rates.

It is provided, however, that Sherwood Brothers Incorporated shall not be liable for
direct or consequential damages for failure to furnish parts or repairs for said Oil Burner,
when such failure arises from causes beyond its control.

SHERWOOD BROTHERS INCORPORATED

Date Burner Installed Feb. 25, 1955 By J. B. Capucci



PETITIONER'S
EXHIBIT 6

VETERANS ATTENTION
THE MOST SENSATIONAL OFFER EVER MADE
BRICK APARTMENT HOUSES
4 Individual Apartments In Each House
EACH APARTMENT HAS

SEPARATE ENTRANCE FROM MAIN HALLWAY
LARGE LIVING ROOM 11 FEET 6 INCHES WIDE BY 11 FEET 6 INCHES LONG
LARGE BEDROOM 11 FEET 6 INCHES WIDE BY 11 FEET 6 INCHES LONG
BATH WITH SHOWER AND TUB
KITCHEN WITH BUILT IN CUPBOARD, SINK, GAS RANGE AND REFRIGERATOR
HOT WATER HEATING PLANT WITH SEPARATE THERMOSTAT IN EACH APARTMENT
SEPARATE STORAGE ROOM IN BASEMENT FOR EACH APARTMENT
LAUNDRY TUBS AND TOWEL RACKS IN BASEMENT, BATHROOMS AND KITCHENS

CHURCHES OF ALL DENOMINATIONS, PLAYGROUNDS AND MOVIE SHOWING CENTER NEARBY, AND A NEW MILLION
DOLLAR SCHOOL WITHIN TWO BLOCKS. SALT WATER BATHING BEACH WITHIN FIVE MINUTE DRIVE.

CONSTRUCTION OF THESE HOMES WAS SUPERVISED AND INSURED BY
FEDERAL HOUSING ADMINISTRATION

IF YOU MAKE A CASH PAYMENT OF \$500.00 AND FINANCE YOUR MORTGAGE UNDER F.H.A.
VETERANS ADMINISTRATION APPROVED PLAN, YOUR INCOME AND EXPENSES WOULD BE AS FOLLOWS:
Your rent received from two apartments at \$125.00 per month \$250.00
Your rent received from two apartments at \$125.00 per month \$250.00
THERE ARE 6 F.A. APPROVED RENTS \$125.00
TOTAL RECEIVED PER MONTH \$125.00

YOUR MORTGAGE WOULD BE \$125.00 FOR 20 YEAR TERM
INTEREST FOR FIRST MONTH \$12.50
PAYMENT OF MORTGAGE PAYMENTS FOR YOU \$12.50
1/12 OF YOUR ANNUAL GROSS INCOME \$12.50
F.A. INSURANCE \$12.50
1/12 OF YOUR FINE INSURANCE \$12.50
YOUR TOTAL MONTHLY PAYMENT OF MORTGAGE \$125.00

Balance of income left to you after mortgage payment \$125.00

YOUR OTHER YEARLY EXPENSES FOR RUNNING THE HOUSE ARE
COAL USED, 15 TONS AT \$15.00 PER TON \$225.00
WATER USED PER YEAR \$15.00
ELECTRICITY USED PER YEAR \$15.00
MAINTENANCE OF PAINT, PLASTER, ETC. \$15.00
REPAIRS \$15.00
TOTAL ANNUAL EXPENSES OTHER THAN MORTGAGE \$270.00
DIVIDED BY 12 MONTHS EQUALS PER MONTH \$22.50

AMOUNT LEFT FROM MONTHLY RENT AFTER PAYING MORTGAGE AND ALL EXPENSES \$102.50
Add to this the amount you have paid off (saved) on your mortgage \$12.50
YOUR TOTAL MONTHLY PROFIT \$115.00

OR YOU CAN LIVE IN ONE APARTMENT RENT FREE AND STILL HAVE A NICE INCOME
SEE THE FURNISHED SAMPLE APARTMENT 1ST FLOOR 2531 YORKWAY
OPEN DAILY - SATURDAY - 10:00 AM TO 7:30 P.M.
Take 26 car to Dundalk and Liberty Parkway, walk to end of 2500 block Liberty Parkway (Leeway) turn left on Leeway 1 block, Sample House on corner.

JEROME J. GEBHART, Agent
2531 YORKWAY
PHONE DUNDALK 1701

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: James Dyer, Zoning Supervisor
FROM: James Thompson, Zoning Enforcement Coordinator
SUBJECT: Item No. 216 (if known) Petitioner: Capucci (if known)

Date: 12-10-87

VIOLATION CASE # 88-902
LOCATION OF VIOLATION 2528 Yorkway
DEFENDANT Nancy E. Capucci, Address 1925 Sunberg Rd, Balt, Md. 21222

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.



Memo For Mr. Capucci

Date December 12, 1946

The following is a list of the tenants of the property number 2528 Yorkway which you purchased, also the dates on which the rent is due and the amounts of the rent:

Apt. A	Mrs. John Carey	Jan. 3/47	\$45.00
B	John H. Dotter Jr	Jan. 15/47	45.00
C	Charles Hartlove	Dec. 27/46	45.00
D	Max Reed	Jan. 9/47	45.00

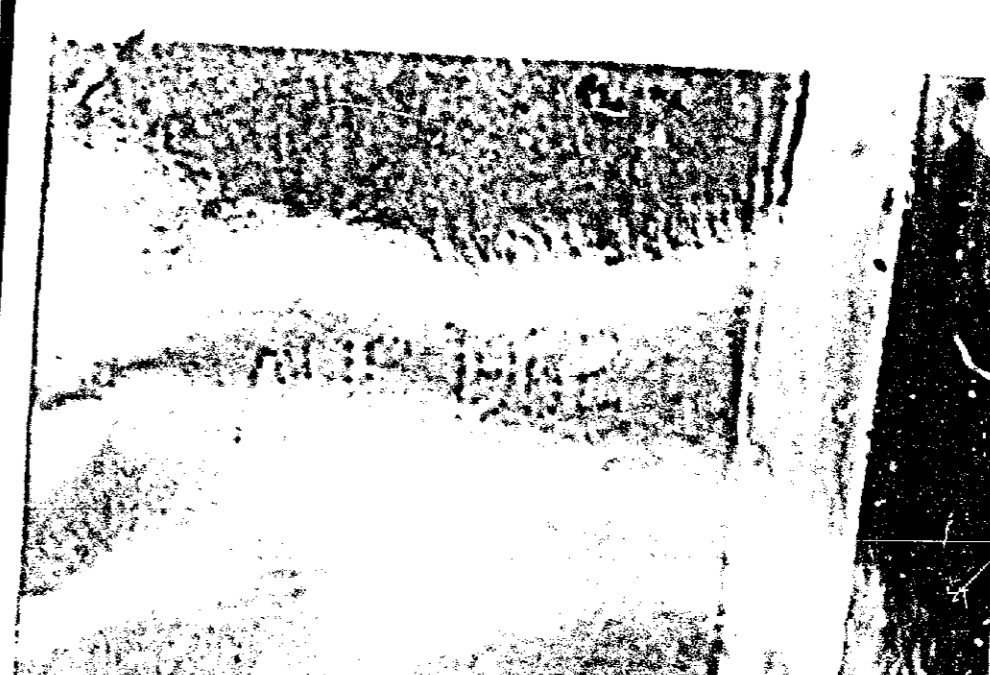
Check enclosed Apt. A Carey 20 days @ 45.00 \$22.50
B Dotter 26 " @ 45.00 39.00
C Hartlove 13 days 45.00 18.63
D Reed 25 " @ 45.00 37.50

Check attached \$125.79

We purchased coal for the apartments from the Hudson Coal Company, 1801 Whitmore Avenue, telephone Lafayette 0117 who I am sure will be glad to serve you.

Yours very truly,
Jerome J. Gebhart
JEROME J. GEBHART

PETITIONER'S
EXHIBIT 3



PETITIONER(S) EXHIBIT (4)